

**110 TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR MAY 21, 2008, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 6:00 P.M. by Chair Burch.

**ATTENDANCE**

Members Present: Kendra Burch, Bob Cowan, Len Pacheco, Phil Micciche and Joanne Talesfore

Staff Present: Sandy Baily, Associate Planner

**ITEM 1: 514 SAN BENITO AVENUE**

The Committee considered a request to demolish a pre-1941 single family residence. Pacheco moved to recommend approval of the application to the Development Review Committee based on the following findings:

1. The structure is not historically significant.
2. The building is not associated with any events that have made a significant contribution to the Town.
3. No significant persons are associated with the site.
4. The structure is not architecturally significant and has no architectural character. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.
5. Based on the information in the structural report, the building is in a deteriorated condition.

Burch seconded, motion passed unanimously. The Committee stated that the new structure should be designed to be sensitive to the character and compatibility of the existing neighborhood.

**ITEM 2: 460 MONTEREY AVENUE**

The Committee considered a request to demolish a pre-1941 single family residence. Burch moved to recommend approval of the demolition to the Development Review Committee based on the following findings:

1. The structure is not historically significant.
2. The building is not associated with any events that have made a significant contribution to the Town.
3. No significant persons are associated with the site.
4. The structure is not architecturally significant and has no architectural character. There are no distinctive characteristics of type, period or method of construction or representation of work of a master. Based on information provided, the building has been modified.
5. Based on the information in the structural report, the building is in a deteriorated condition.

Micciche seconded, motion passed unanimously. The Committee stated that the new structure should be designed to be sensitive to the character and compatibility of the existing neighborhood.

ITEM 3: **308 BEAN AVENUE**

The Committee considered a request to modify previously approved plans to change the chimney building material on a residence in the Almond Grove Historic District. The Committee discussed the alternative stone material provided. The Committee commented that the stones should be rustic and not formalized and that the stones be cut along the chimney so that there was not a seam. Pacheco moved to approve the modification approving the “Tumbled McGregor Lake Ledge” alternative. Burch seconded, motion passed 4-1 (Talesfore abstained). Appeal rights were cited.

ITEM 4: **26 BAYVIEW AVENUE**

The Committee considered modifications to approved plans to make some minor exterior alterations to a pre-1941 single family residence. Talesfore moved to approve the modifications subject to the following conditions:

1. The new dormer window shall be reduced in width a minimum of 12 inches.
2. The stone shall be drystacked and shall be similar to the stone used at 237 Glen Ridge Avenue.

Burch seconded, motion passed unanimously. Appeal rights were cited.

ITEM 5: **114 EDELEN AVENUE**

The Committee considered a request for exterior modifications to a single family residence in the University/Edelen Historic District. Burch moved to approve the modifications subject to the following conditions:

1. The final plans shall include window jamb details.
2. The final plans shall include an elevation for the new door.
3. Prior to the issuance of a building permit, revised plans which address conditions 1 and 2 shall be forwarded to the Historic Preservation Committee as an item of interest.

Cowan seconded, motion passed unanimously. The Committee stated that their basis for approving the window material modification was that the details of the existing window were less than significant and that the existing windows had no defining features.

ITEM 6: **74 ELLENWOOD AVENUE**

Pacecho and Talesfore recused themselves from the meeting since they live within 500 feet of the subject property.

The Committee considered a request to remove the pre-1941 residence from the Historic Resources Inventory. The Committee members noted that it was questionable whether or not the structure was built prior to 1941. Cowan moved to remove the house from the inventory based on the following findings:

1. The building is not associated with any events that have made a significant contribution to the Town.
2. No significant persons are associated with the site.
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.
4. Does not yield information important to the Town's history.

Micciche seconded, motion passed unanimously. Appeal rights were cited. The Committee stated that if a demolition was pursued, the new structure should be designed to be sensitive to the character and compatibility of the existing neighborhood.

Pacheco and Talesfore returned to the meeting.

ITEM 7: **OTHER BUSINESS**

- a. 130 Massol Avenue – The Committee reconsidered preliminary plans for an addition. The Committee discussed alternatives regarding the building height. More glazing was recommended to make the connection look more like a breezeway. As for the garage, it was recommended that carriage style doors and double hung windows be used.
- b. 236 Bean Avenue – The applicant questioned the Committee what they felt was important about the house. The Committee felt that the structure was a signature building and they would not support a demolition if that was requested. Interior demolition would not be

an issue.

- c. 222 Bella Vista Avenue -- The Committee reconsidered preliminary plans to relocate a house with alterations for a lot split. The Committee expressed concern with the tower element and the symmetry of the addition.
- d. 222 San Benito Avenue -- Agenda had wrong address, therefore not discussed.


ITEM 8:      **APPROVAL OF MINUTES**

The minutes from the meetings of April 16 and May 8, 2008 were approved.

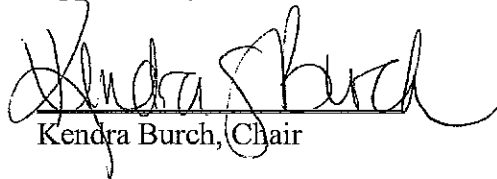
ITEM 9:      **ADJOURNMENT**

The meeting was adjourned at 9:00 P.M. to a special meeting of May 28, 2008.

Prepared by:

  
Sandy L. Baily, Associate Planner

Approved by:

  
Kendra Burch, Chair

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